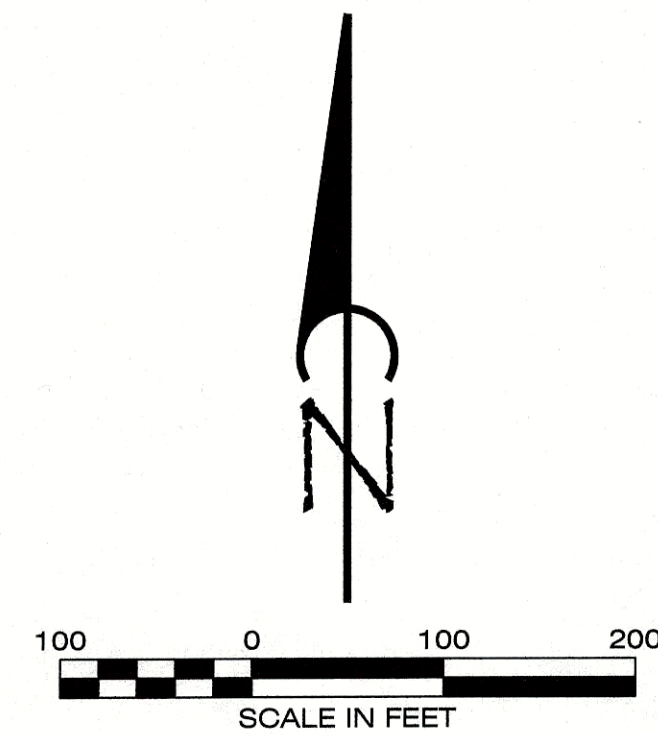


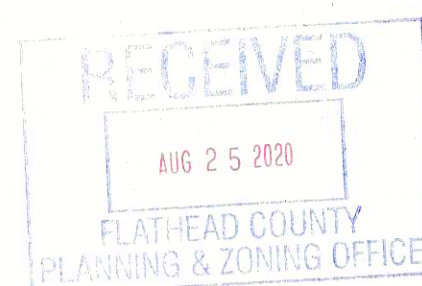
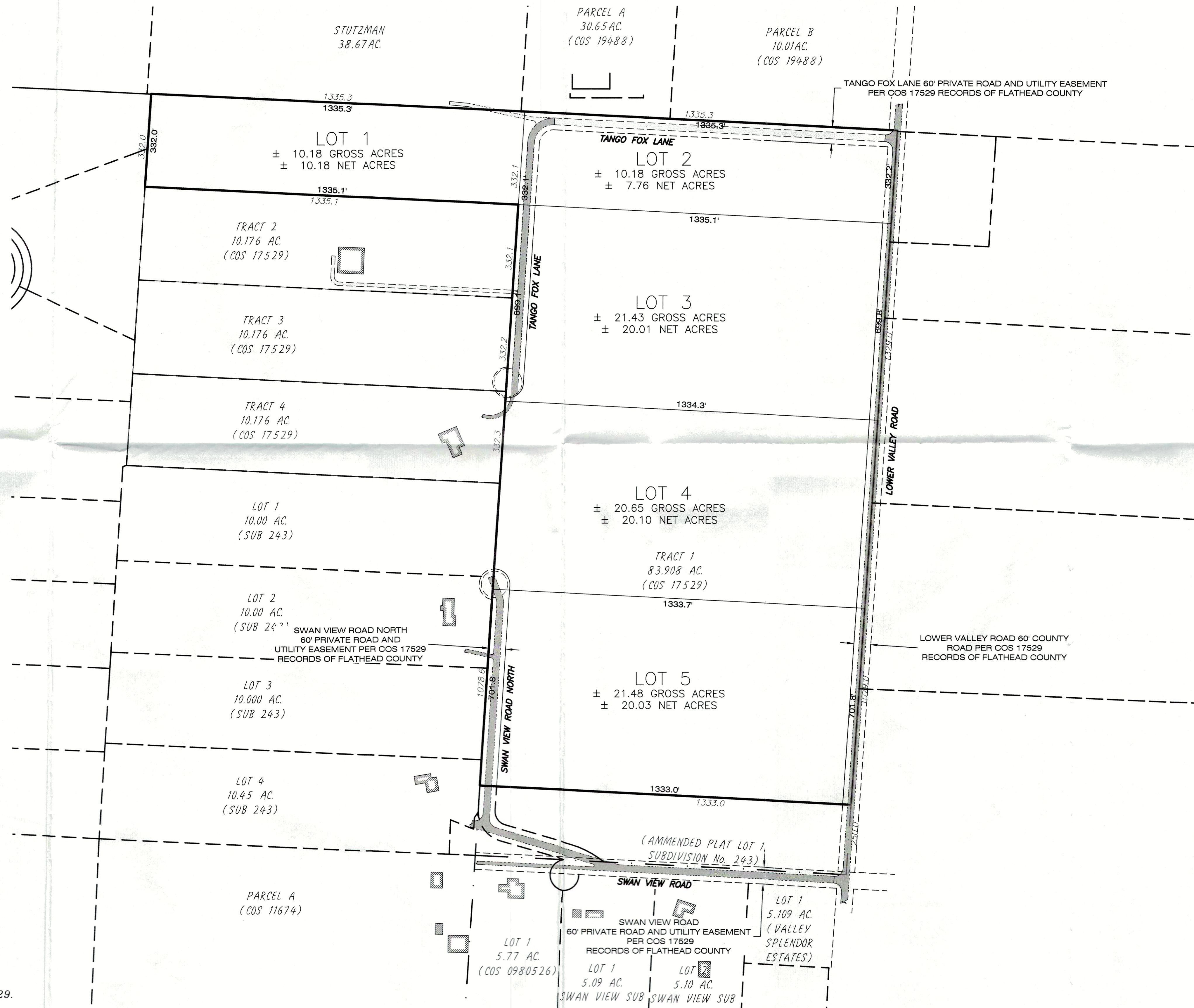
Preliminary Plat of Lower Valley Ranchettes

A 5 Lot Major Subdivision Located In
SW 1/4 OF
SEC.8, T.27N., R.20W., P.M.,M., FLATHEAD COUNTY, MONTANA



NOTES:

- THIS PRELIMINARY PLAT WAS PREPARED BY 406 ENGINEERING, INC. FOR PRELIMINARY PLATTING PURPOSES ONLY BASED ON RECORD BOUNDARY SURVEY INFORMATION AVAILABLE THROUGH THE RECORDS OF FLATHEAD COUNTY. A FINAL PLAT SHALL BE PREPARED BY A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF MONTANA AS PART OF A FINAL PLAT APPLICATION TO THE FLATHEAD COUNTY PLANNING AND ZONING DEPARTMENT.
- BEARINGS AND DISTANCES SHOWN ARE BASED ON CERTIFICATE OF SURVEY 17529, RECORDS OF FLATHEAD COUNTY, EXCEPT BEARINGS HAVE BEEN ROTATED N3°17'7"E TO MATCH INTO GIS INFORMATION AVAILABLE ON FLATHEAD COUNTY WEBSITES. 406 ENGINEERING, INC. ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY AND/OR COMPLETENESS OF THE RECORD SURVEY.
- THE ELEVATION DIFFERENCE ACROSS THE ENTIRE SUBDIVISION IS LESS THAN 20 FEET AND THE SUBDIVISION DOES NOT CONTAIN AREAS MAPPED AS 100-YEAR FLOODPLAIN. PER PART 2, SECTION 'E' OF APPENDIX B OF THE FLATHEAD COUNTY SUBDIVISION REGULATIONS AND AS AUTHORIZED TO BE WAIVED BY THE PLANNING DIRECTOR, GROUND CONTOURS HAVE NOT BEEN SHOWN ON THIS PRELIMINARY PLAT.
- SEE THE DEQ LOT LAYOUT PREPARED BY 406 ENGINEERING, INC. FOR LOCATIONS OF EXISTING AND PROPOSED SEWER, WATER, STORM WATER, UTILITIES, ROADWAYS, DRIVEWAYS, AND BUILDINGS. THE DRAWINGS REFERENCED IN THIS NOTE HAVE BEEN INCLUDED IN THE PRELIMINARY PLAT APPLICATION SUBMITTED TO THE FLATHEAD COUNTY PLANNING AND ZONING DEPARTMENT.
- EXISTING OVERHEAD POWER LINES ARE LOCATED ALONG THE EAST SIDE OF LOWER VALLEY ROAD. EXISTING UNDERGROUND IS AVAILABLE ALONG SWAN VIEW ROAD AND TANGO FOX LANE.
- EXISTING COMMUNICATION LINES ARE LOCATED ALONG THE EAST SIDE OF LOWER VALLEY ROAD AND ASSUMED TO SERVICING EXISTING HOMES ALONG SWAN VALLEY ROAD NORTH AND TANGO FOX LANE.
- THE PROPERTY IS LOCATED OUTSIDE OF A DESIGNATED OR ADOPTED 100-YEAR FLOODPLAIN THERE ARE NO NATURAL OR ENVIRONMENTAL FEATURES ON THE SITE INCLUDING SURFACE WATER BODIES WETLANDS, SPRINGS, OR AREAS OF SHALLOW GROUND WATER EIGHT FEET OR LESS ON THE SUBDIVISION.



PREPARED BY: 406 ENGINEERING, INC.
PREPARED FOR: SANDY O'CONNELL
SURVEYED BY: RECORD SURVEY: TRACT 1, COS 17529.
DATE: AUG, 8 2020
JOB NUMBER: 20-012